

\$500. value

This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:

P.O. Box 500
Columbiana, AL 35051

WARRANTY DEED FOR EASEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and the benefit to Grantor's land to be derived from the construction of the drainage facilities described below, to the undersigned Grantor, Southeast Construction, LLC, an Alabama limited liability company, formerly known as Southeast Developers, LLC (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James H. Strickland, Jr. (herein referred to as GRANTEE) the following described easement situated in Shelby County, Alabama:

An easement over and across a parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, for the purpose of stormwater or surface water drainage, including constructing, installing, cleaning, and maintaining ditches, drains, pipes, and associated features and equipment, being more particularly described as follows:


Commence at a found capped rebar stamped Shifflet marking the Southeast corner of Lot 1 of Strickland Commercial Subdivision as recorded in Map Book 41, Page 49 in the Office of the Judge of Probate Shelby County, Alabama, said point being on the Northern-most right of way of State Highway #25 (right of way varies); thence leaving said right of way run North along the East line of said Lot 1 for a distance of 75.28 feet; thence leaving said East line deflect right 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 5.00 feet to the POINT OF BEGINNING of the centerline of a 10 foot easement lying 5 feet on each side of, adjacent to, parallel to, and abutting the following described line; thence deflect right 90 degrees 00 minutes 00 seconds and run in a Southerly direction parallel with the East line of said Lot 1 for a distance of 70.35 feet; thence deflect left 89 degrees 12 minutes 29 seconds and run in an easterly direction for a distance of 285.20 feet to the end of said easement.

The location of said easement is shown on the attached diagram.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/24/2011
State of Alabama
Deed Tax: \$.50


20110124000023970 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
01/24/2011 01:47:12 PM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR, by Roy Price and Kenny V. Short, its duly authorized members, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 18th day of January, 2011.

Southeast Construction, LLC

by Roy Price
Roy Price

by Kenny V. Short
Kenny V. Short

STATE OF ALABAMA
COUNTY OF CHILTON

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roy Price and Kenny V. Short, whose names as members of Southeast Construction, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 18th day of January, 2011.

[Signature]
Notary Public

20110124000023970 2/3 \$18.50
Shelby Cnty Judge of Probate, AL
01/24/2011 01:47:12 PM FILED/CERT

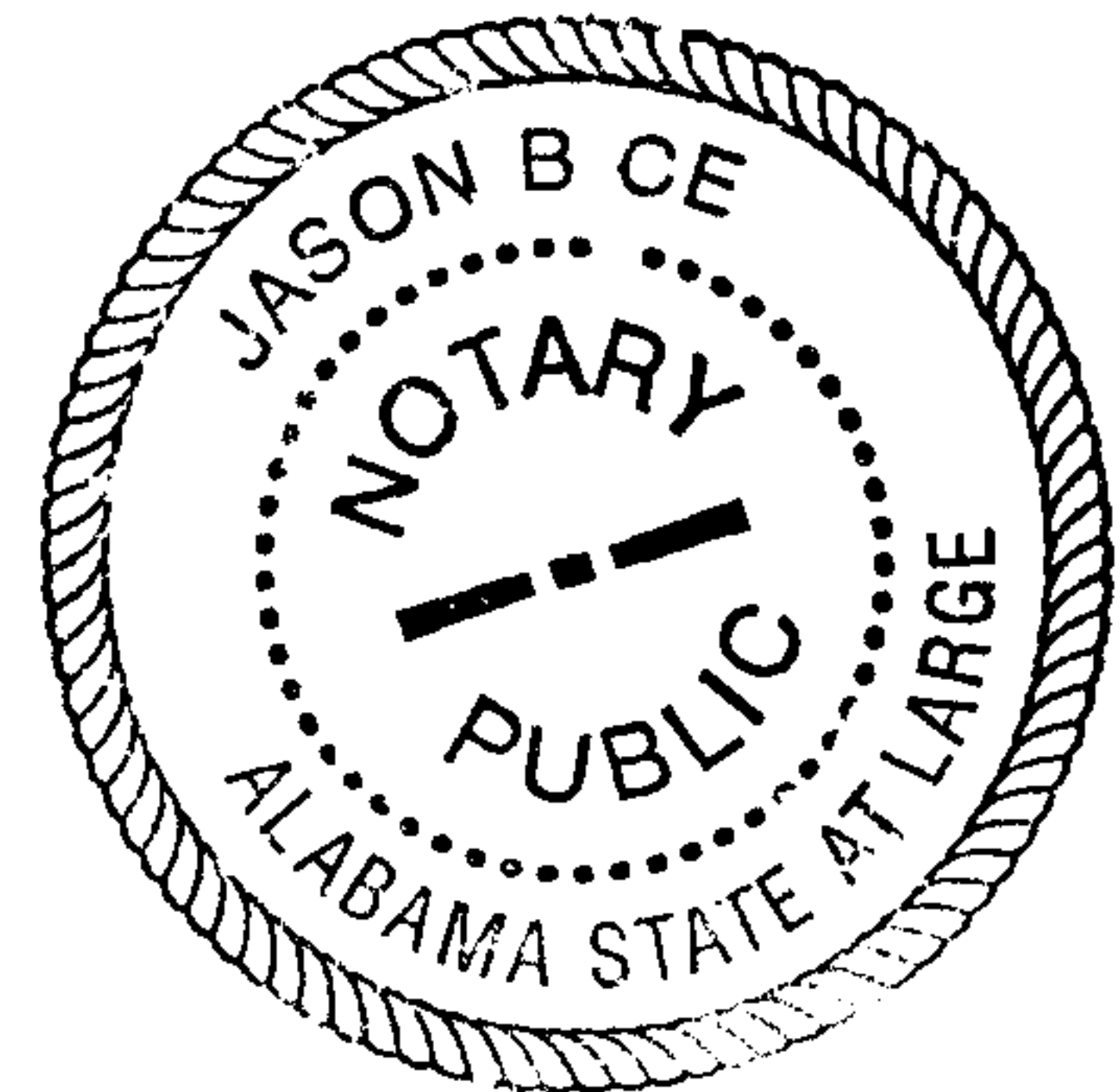


EXHIBIT MAP
PROPOSED DRAINAGE EASEMENT
SW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

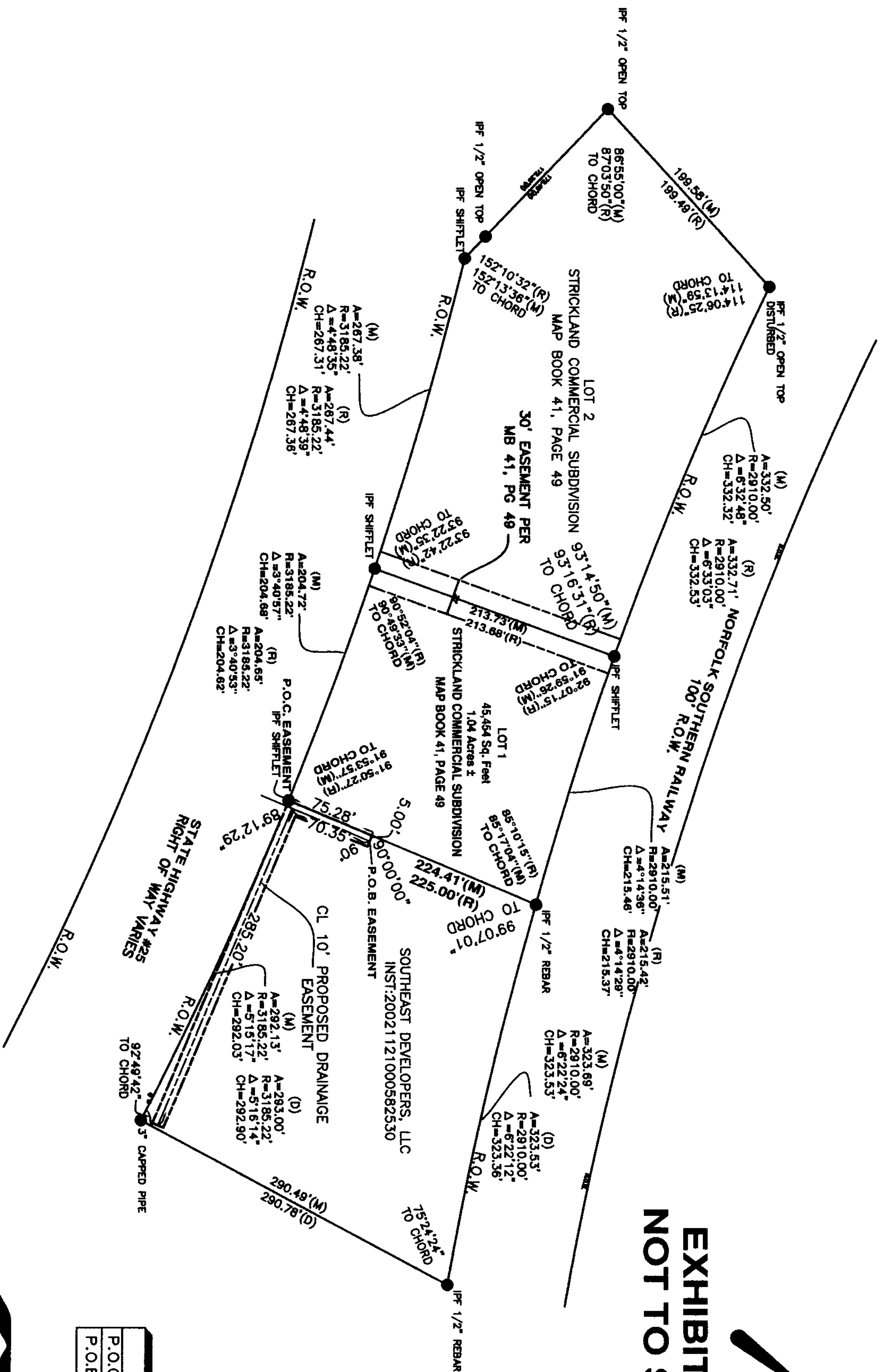
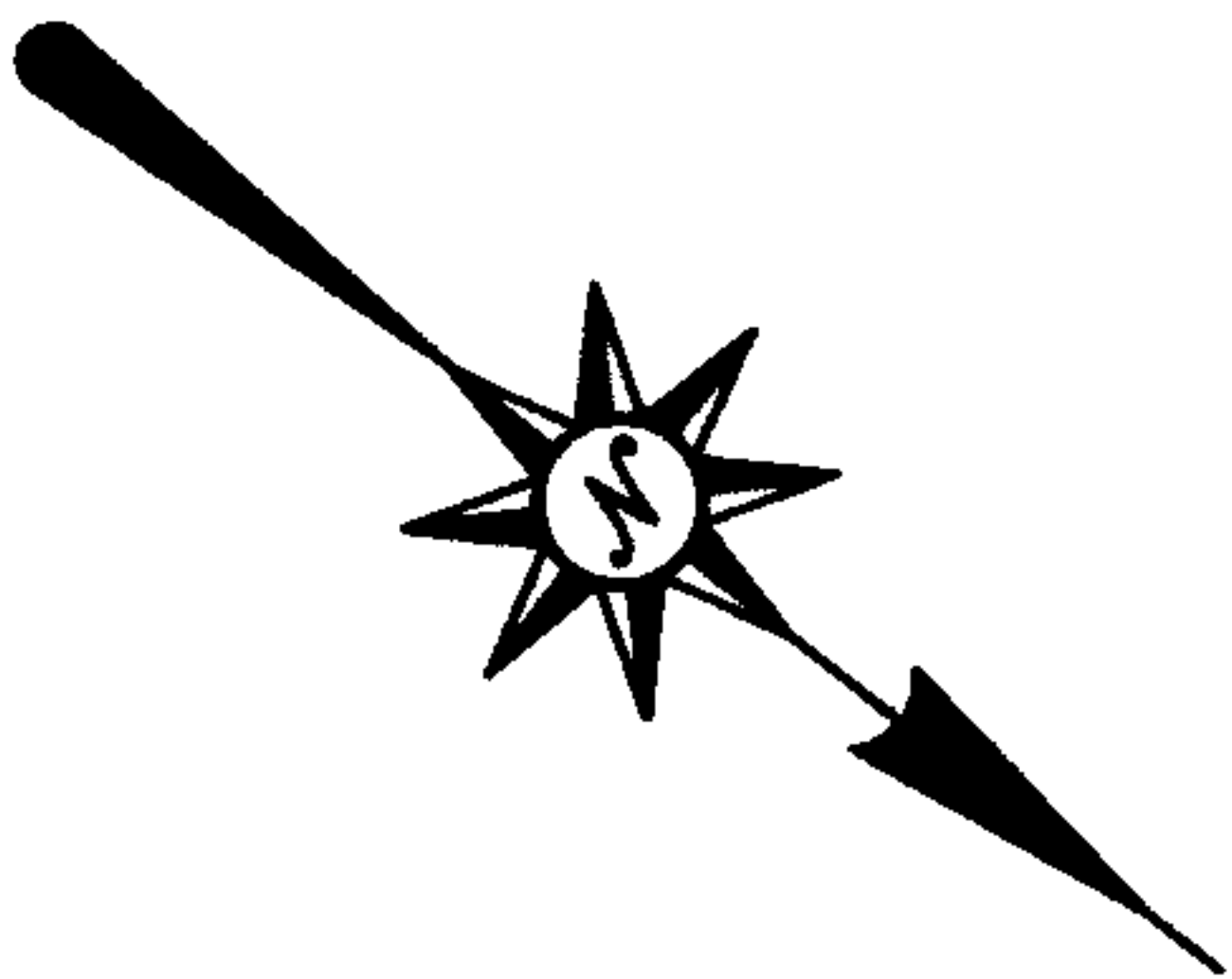


EXHIBIT MAP
NOT TO SCALE



20110124000023970 3/3 \$18.50
Shelby Cnty Judge of Probate, AL
01/24/2011 01:47:12 PM FILED/CERT

ABBREVIATION
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING